

Egg Harbor Township 08234

ZIP code · NJ · New Jersey > Atlantic County

SELLER'S MARKET

\$380K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

580

SALES (12 MO)

\$427K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



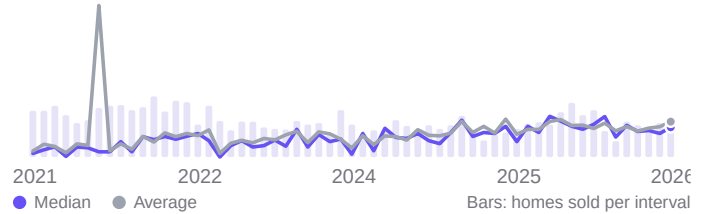
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$395K · Average \$423K

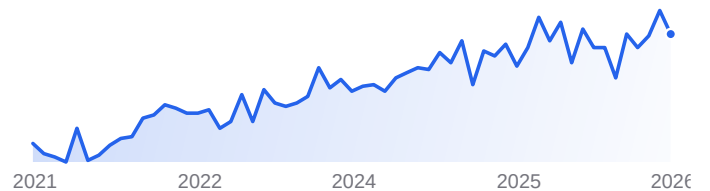
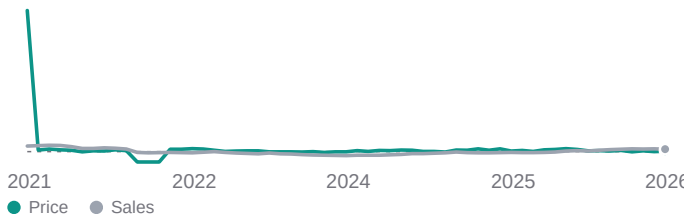


Growth (year over year)

Price +4.0% · Sales +21.8%

Price per square foot

\$224/ft²

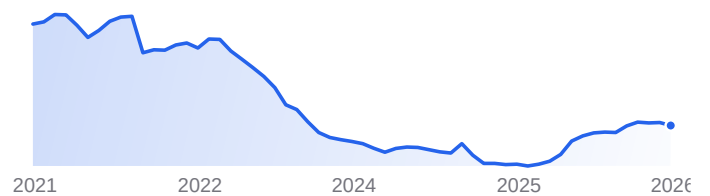
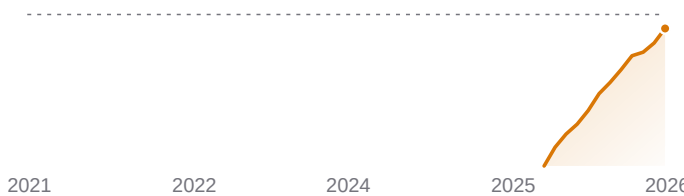


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

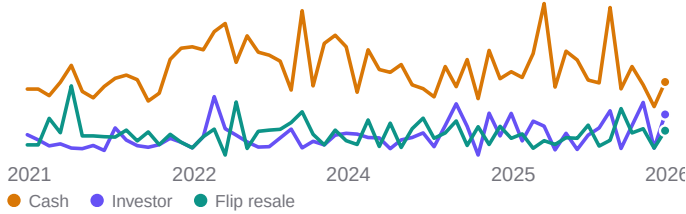
4.1%



BUYERS & OUTCOMES

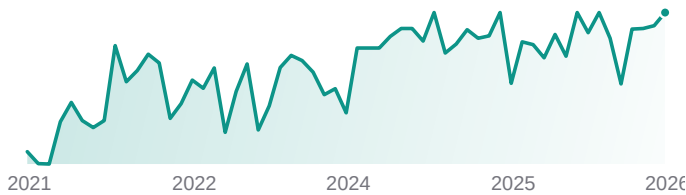
Buyer mix

Cash 23% · Investor 13% · Flip resale 7.5%



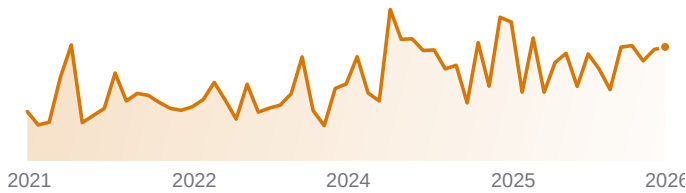
Sellers who sold at a gain

100%

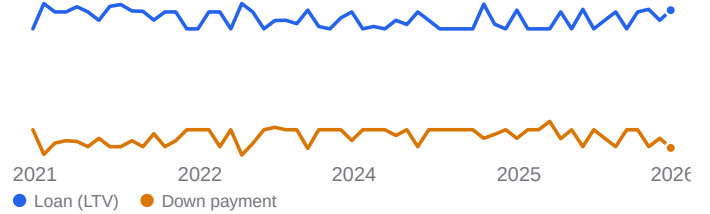


Median annualized return at resale

+7.0%

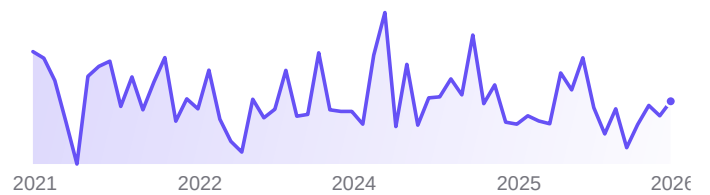


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.2%



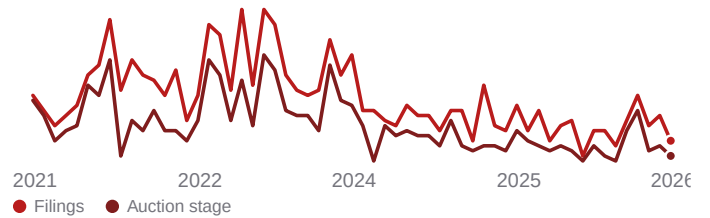
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	14,085
Median value (AVM)	\$427K
Median size	1,881 ft²
Median year built	1997
Single family	95%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	7.2%
Median loan-to-value	47%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	47,238
Density	726 / mi²
Median household income	\$92K
Average household income	\$113K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	8.0%
Unemployment	1.6%
Average temp	54°F
Annual precip	43 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.